

2/26 Garton Street, Princes Hill Vic 3054



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$390,000 - \$429,000
Median Unit Price:
 \$692,000

Comparable Properties



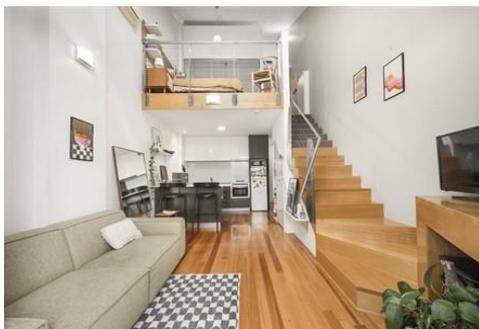
6/26 Garton Street, Princes Hill 3054 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$415,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Unit
Agent Comments: Same building and attributes Ours has a superior aspect overlooking the park at the front of the building Newer renovation



425/22 Barkly Street, Brunswick East 3057 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$397,500
Method: Private Sale
Date: 20/12/2023
Property Type: Unit
Agent Comments: Superior renovation and building has better amenities



212/2a Michael Street, Brunswick 3056 (REI/VG)

1 Bed 1 Bath - Car
Price: \$390,000
Method: Private Sale
Date: 05/12/2023
Property Type: Apartment
Agent Comments: Inferior as doesn't come with a parking space Ours benefits from separate bedroom and living area

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2/26 Garton Street, Princes Hill Vic 3054

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price \$ House Unit Suburb

Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6/26 Garton Street, PRINCES HILL 3054	\$415,000	18/11/2023
425/22 Barkly Street, BRUNSWICK EAST 3057	\$397,500	20/12/2023
212/2a Michael Street, BRUNSWICK 3056	\$390,000	05/12/2023

This Statement of Information was prepared on: